



8345 W. 16<sup>TH</sup> AVENUE  
Lakewood, Colorado 80215



## PROPERTY FEATURES

- Building remodeled in 2019
- Individual suite entry
- Two 10x10 roll-up doors in warehouse
- On-site property management
- Restroom and kitchen in suite
- Easy access to W. Colfax & 6th Avenue

## PROPERTY SPECIFICATIONS

<b>Available:</b>	Unit B - Office Space	805 SF
<b>Availability:</b>		Immediate
<b>Lease Rate:</b>	Unit B	\$16.00/SF
<b>Year Built:</b>		Renovated in 2019
<b>Stories:</b>		One
<b>Building Size:</b>		3,543 SF

*\*Rate does not include janitorial services*

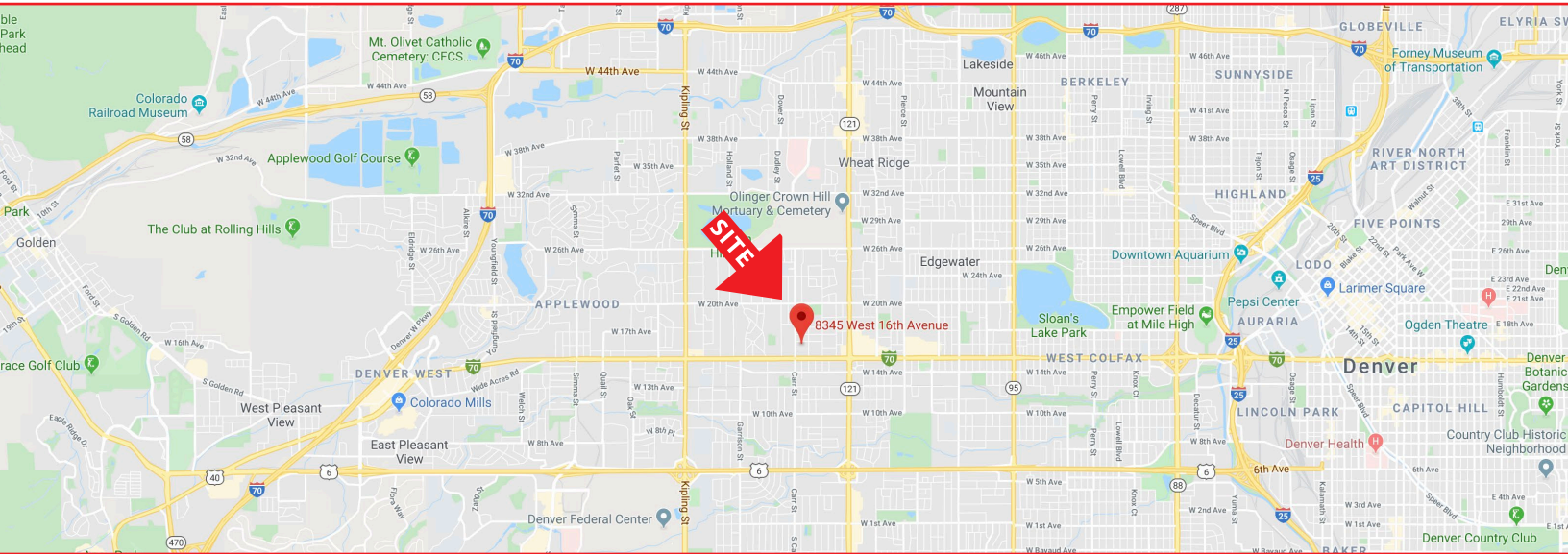
### FOR MORE INFORMATION CONTACT:

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**JAMIE MACBETH**

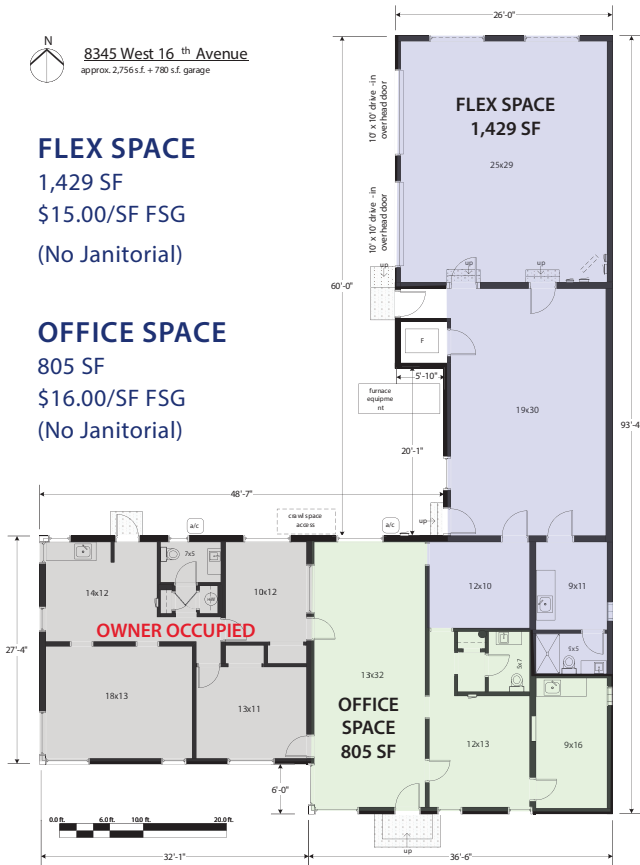
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**8345 West 16<sup>th</sup> Avenue**  
approx. 2,756 s.f. + 780 s.f. garage

**FLEX SPACE**  
1,429 SF  
\$15.00/SF FSG  
(No Janitorial)

**OFFICE SPACE**  
805 SF  
\$16.00/SF FSG  
(No Janitorial)



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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